

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 10, 1969

Appeal No. 10274 C and P Telephone Company, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Messrs. Samuel Scrivener, Jr. dissenting and William F. McIntosh not voting, the following Order of the Board was entered at the meeting of December 16, 1969.

EFFECTIVE DATE OF ORDER - Feb. 18, 1970

ORDERED:

That the appeal for permission to provide accessory parking at 1324-32 U Street, SE., lots 272,273,802,803, Square 5768 to serve premises 1325 Good Hope Road, SE., be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-A District and is adjacent to a C-2-A District.

2. Appellant proposes to construct a communications center at 1325 Good Hope Road, SE., with a building having a gross floor area of approximately 18,680 square feet.

3. Appellant proposes to provide 12 accessory parking spaces which are required under Zoning Regulations and 25 spaces which are not required. The property on which the parking is to be provided is to be subdivided and made into one lot eliminating the need for a covenant.

4. Access to the parking spaces and to the building shall be from the U Street entrance. Appellant proposes extensive landscaping consisting of a five foot high chain link fence around the property with a five foot strip of planting along the property line in the residential zone.

5. The parking lot is to be used for the passenger cars of employees. There shall be no truck parking on the subject lot.

6. Adjoining commercial property cannot be used for off-street parking in that it is improved or committed to other uses.

7. The Department of Highways and Traffic offers no objection to the granting of this appeal.

8. Objection to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the establishment of this parking lot will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

- [a] Permit shall not issue until screening plans have been received for approval by the Office of the Board of Zoning Adjustment.
- [b] All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- [c] An eight-inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- [d] Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- [e] No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

OPINION Cont'd:

(Conditions):

- [f] All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- [g] No other use shall be conducted ~~from~~ or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.
- [h] Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.
- [i] There shall be no parking or storage of trucks on the subject property.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____

CHARLES E. MORGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.